

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		4 100	0090000		772				1982	1982	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr		
Recreation	TENNIS CT	TENNIS CT 100														
Location	INTERIOR	INTERIOR 100														
View Lump Sum	OCEAN	OCEAN 100														
Desirability	FLOOR	4TH FLOOR 100														
Balcony	FOP/PATIO	FOP/PATIO 100														
Parking	OPEN	OPEN 100														
Bedrooms		1 100														
Bathrooms		1 100														
Oth Rooms		2 100														
User Definition	ORIGINAL	ORIGINAL 100														
Quality	03	Quality Level 03														
DOR CODE	0400	CONDOMINIUM														
MAP NUM		MKT AREA	03													
NEIGHBORHOOD/LOC	3002.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS	772		772													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		459,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		459,000
SOH/AGL Deduction		74,341
ASSESSED VALUE		384,659
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		384,659
TOTAL JUST VALUE		459,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24381	REPAIR/RRF	5,624	02/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0373	4/04/2018	WD	Q	I	01	253,000
GRANTOR: ST PETER WILLIAM J &						
GRANTEE: ALLINDER KAREN L &						
1894/0156	12/12/2013	QC	U	I	11	26,100
GRANTOR: ST PETER WILLIAM J						
GRANTEE: ST PETER WILLIAM J						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4800 AMELIA ISLAND PKWY B-141, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
0																										